

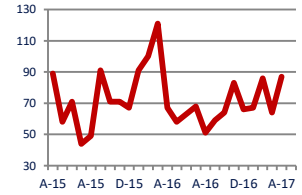
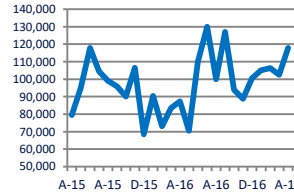
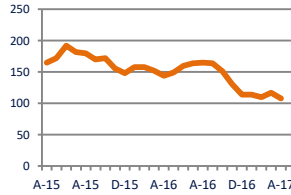
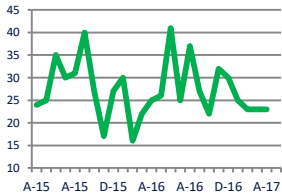


Focus On: Glenolden, Folcroft, and Norwood Housing Market

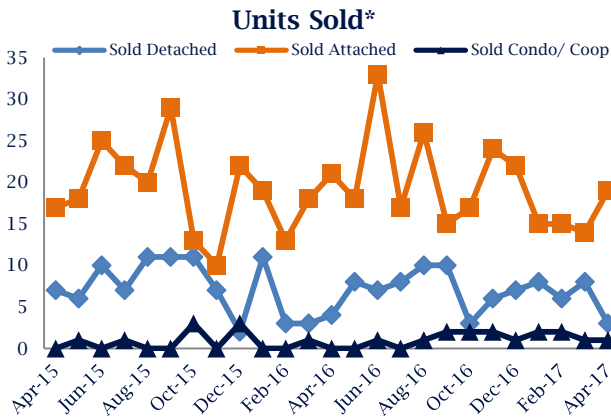
April 2017

Zip Code(s): 19036, 19032 and 19074

Units Sold 23	Active Inventory 108	Median Sale Price \$117,900	Days On Market 87
-------------------------	--------------------------------	---------------------------------------	-----------------------------



Down -8% Vs. Year Ago	Down -25% Vs. Year Ago	Up Vs. Year Ago	Up 30% Vs. Year Ago
---------------------------------	----------------------------------	---------------------------	-------------------------------

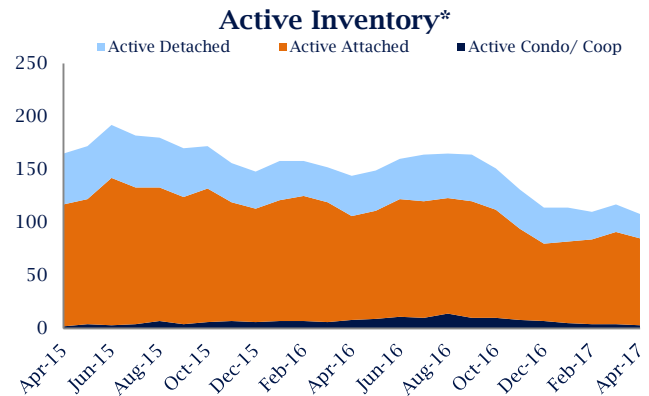


Units Sold

The number of units sold remained stable in April, with 23 sold this month in Glenolden, Folcroft, and Norwood. This month's total units sold was lower than at this time last year, a decrease of 8% versus April 2016.

Active Inventory

Versus last year, the total number of homes available this month is lower by 36 units or 25%. The total number of active inventory this April was 108 compared to 144 in April 2016. This month's total of 108 is lower than the previous month's total supply of available inventory of 117, a decrease of 8%.



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for Glenolden, Folcroft, and Norwood Homes was \$87,300. This April, the median sale price was \$117,900, an increase of \$30,600 compared to last year. The current median sold price is higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Glenolden, Folcroft, and Norwood are defined as properties listed in zip code/s 19036, 19032 and 19074.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TREND or Long & Foster Real Estate, Inc.



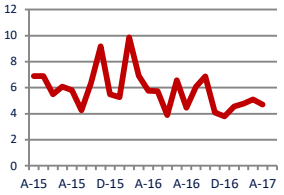
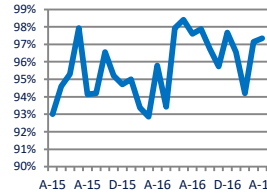
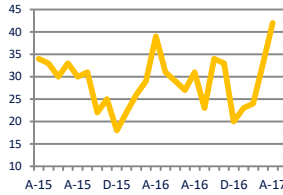
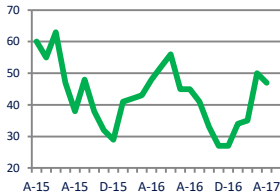


Focus On: Glenolden, Folcroft, and Norwood Housing Market

April 2017

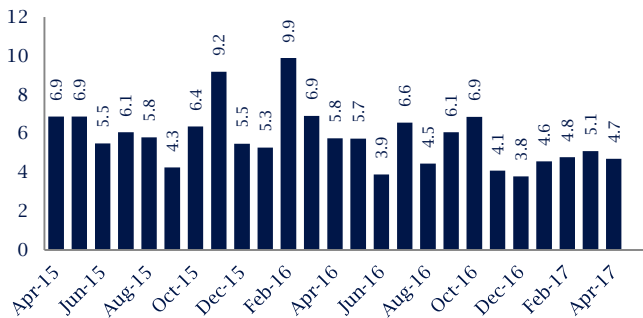
Zip Code(s): 19036, 19032 and 19074

New Listings 47	Current Contracts 42	Sold Vs. List Price 97.4%	Months of Supply 4.7
---------------------------	--------------------------------	-------------------------------------	--------------------------------



Down -2% Vs. Year Ago	Up 8% Vs. Year Ago	Up 1.6% Vs. Year Ago	Down -18% Vs. Year Ago
---------------------------------	------------------------------	--------------------------------	----------------------------------

Months Of Supply



Months of Supply

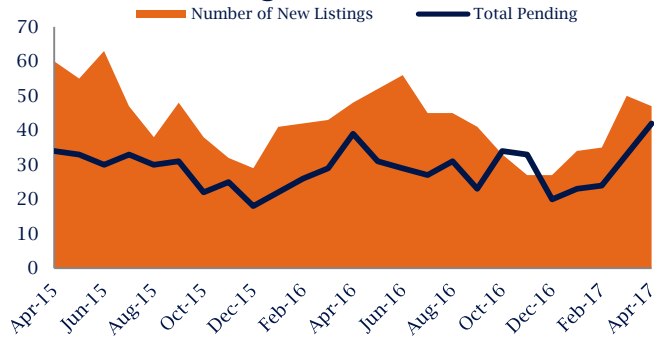
In April, there was 4.7 months of supply available in Glenolden, Folcroft, and Norwood, compared to 5.8 in April 2016. That is a decrease of 18% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Glenolden, Folcroft, and Norwood compared to 48 in April 2016, a decrease of 2%. There were 42 current contracts pending sale this April compared to 39 a year ago. The number of current contracts is 8% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Glenolden, Folcroft, and Norwood was 97.4% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 87, higher than the average last year, which was 67, an increase of 30%.

Glenolden, Folcroft, and Norwood are defined as properties listed in zip code/s 19036, 19032 and 19074.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by TREND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TREND or Long & Foster Real Estate, Inc.

